

MOTION BY SUPERVISOR GLORIA MOLINA

April 1, 2007

The City of Azusa has worked closely with the County of Los Angeles to attract new development along the Arrow Highway corridor in the vicinity of Vincent and Cerritos Avenues. This area has long been a public nuisance to both the City and the County and has been the subject of multiple code enforcement actions. At the request of the County, the City of Azusa included several parcels located in the unincorporated County into their redevelopment plan to facilitate new development.

The City's zoning regulations differ greatly from the County's requirements. The City requires additional provisions aimed at controlling the aesthetics of new development proposals. Understandably, the City wants any new development along the corridor to be compatible with that in the City in order to foster a harmonious mix of uses. Consequently, the County should conduct a study to assess our development and use standards to ensure compatibility with the surrounding community. Allowing commercial development in the affected area to proceed without the oversight provided by the review process for a conditional use permit may negatively impact the character of the area.

MOTION

Molina _____

Yaroslavsky _____

Knabe _____

Antonovich _____

Burke _____

I THEREFORE, MOVE that the Board adopt the attached interim ordinance requiring a conditional use permit for all commercial development located within the designated corridor.

I, FURTHER, MOVE that the Board direct the Department of Regional Planning to work with the City of Azusa to conduct a study that assesses the need for changes to our County zoning ordinance in order to promote compatible development along the designated County-City boundary and to make such changes as identified.

NE/sf

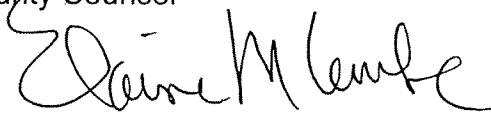
ANALYSIS

This interim ordinance temporarily regulates the development of all commercially-zoned parcels in the unincorporated community of Azusa having any frontage on, or lying totally or partially within 350 feet of, that portion of Arrow Highway located easterly of Vincent Avenue and westerly of Cerritos Avenue by requiring a conditional use permit prior to such development.

This ordinance is an urgency measure and requires a four-fifths vote by the Board of Supervisors for adoption.

This ordinance expires forty-five (45) days after its adoption, unless extended pursuant to section 65858 of the Government Code.

RAYMOND G. FORTNER, JR.
County Counsel

By 

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

1/15/08 (requested)

1/15/08 (revised)

ORDINANCE NO. _____

An interim ordinance temporarily regulating the use of all commercially-zoned parcels in the unincorporated Azusa area having any frontage on, or lying totally or partially within 350 feet of, that portion of Arrow Highway located easterly of Vincent Avenue and westerly of Cerritos Avenue, and declaring the urgency thereof.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Interim prohibition.

No buildings or building additions or other development shall be permitted on property that: (1) is located within the area described in Section 6, below; and (2) is zoned for commercial use as defined in Title 22 of the Los Angeles County Code, unless a conditional use permit is first issued in accordance with the procedures set forth in Part 1 of Chapter 22.56 of said Title 22.

SECTION 2. Authority.

Section 65858 of the Government Code provides that any urgency measure in the form of an initial interim ordinance may be adopted without prior public notice by a four-fifths vote of the board of supervisors, which shall be effective for only forty-five (45) days following its adoption. Section 65858 of the Government Code further provides that such an urgency measure may be extended, following compliance with that section, for up to an additional twenty-two (22) months, fifteen (15) days beyond the original forty-five (45) day period.

SECTION 3. Definitions and penalties.

The definitions and penalties for land use violations that are prescribed in Title 22 of the Los Angeles County Code shall apply to the interpretation and violations of the provisions of this interim ordinance.

SECTION 4. Zoning study to be initiated, determination of immediate threat.

The Los Angeles County Regional Planning Department ("Planning Department") intends to conduct a comprehensive zoning study to review all commercially-zoned properties in the affected Azusa area to consider a possible permanent zoning ordinance amendment. The Planning Department plans to study development and use standards to, among other things, assess compatibility of development along Arrow Highway with the closely linked neighboring communities to promote a harmonious mix of uses, development standards, and architectural styles in accordance with goals and standards for good planning. Allowing commercial development in the affected area to proceed without the oversight provided by the review process for a conditional use permit may negatively impact and detract from the physical appearance, conditions, and character of the area. Unless this interim ordinance takes immediate effect as provided for herein, an irreversible incompatibility of land uses might reasonably occur as a result of the approval of additional subdivisions, variances, building permits, site plans, or other applicable entitlements, all to the detriment of the public health, safety, and welfare. Accordingly, the board of supervisors finds that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of

additional subdivisions, variances, building permits, site plans, or any other applicable entitlements for use would result in that threat to the public health, safety, or welfare absent implementation of the restrictions contained in this ordinance. If this interim ordinance does not take immediate effect, uses that may be in conflict with any permanent amendment to the zoning code for the affected Azusa area that may be adopted as a result of the Planning Department study may be established, and these uses may continue after any permanent rezoning of the properties described in Section 6.

SECTION 5. Severability.

If any provision of this interim ordinance or the application thereof to any person, property, or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provisions or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

SECTION 6. Area of applicability.

This interim ordinance applies to parcels in the unincorporated Azusa area having any frontage on, or lying totally or partially within 350 feet of, that portion of Arrow Highway located easterly of Vincent Avenue and westerly of Cerritos Avenue.

SECTION 7. Urgent need.

This interim ordinance is urgently needed for the immediate preservation of the public health, safety, and welfare, and it shall take effect immediately upon adoption,

and it shall be of no further force and effect forty-five (45) days following the date of its adoption unless extended in accordance with the provisions set forth in section 65858 of the Government Code.

[AZUSAURGORDELCC]